



Weston Solutions, Inc.
Federal Programs Division
3 Riverside Drive
Andover, Massachusetts 01810
978-552-2100 - Fax 978-689-2794

SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM
EPA CONTRACT EP-W-05-042

6 April 2007
20114-021-998-0213-40
DC No. A-6247

Mr. Gerardo Millán-Ramos
Site Assessment Manager
EPA Region I
1 Congress Street
Suite 1100 (HBS)
Boston, MA 02114-2023

Subject: Trip Report
Marino Property
Middletown, Connecticut
CERCLIS No. CTD062199369
State ID No. 950
TDD No. 06-07-0002

Dear Mr. Millán-Ramos:

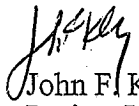
Please find enclosed one copy of the Trip Report regarding the Marino Property located in Middletown, Connecticut. Copies of this Trip Report have been forwarded to Mr. Steve Novick, U.S. Environmental Protection Agency (EPA) Removal Section Chief, and Ms. Patricia DeRosa, Connecticut Department of Environmental Protection. Also, please find enclosed one copy of the Trip Report, under a separate cover letter, for distribution to the property owner of the aforementioned site. This Trip Report was prepared in response to TDD No. 06-07-0002.

Please contact the undersigned at (978) 552-2100 if you have any questions regarding the contents of this report.

Very truly yours,

WESTON SOLUTIONS, INC.
Region I START III


Gerald Hornok
Site Leader


John F. Kelly
Project Leader/Deputy Program Manager

GH:gh
Enclosures

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EPA CONTRACT EP-W-05-042

6 April 2007
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Mr. Steve Novick
Removal Section Chief
U.S. EPA Region I
1 Congress Street
Suite 1100 (HBR)
Boston, MA 02114-2023

Subject: Trip Report
Marino Property
Middletown, Connecticut
CERCLIS No. CTD062199369
State ID No. 950
TDD No. 06-07-0002

Dear Mr. Novick:

Please find enclosed one copy of the Trip Report regarding the Marino Property located in Middletown, Connecticut. Copies of this Trip Report have been forwarded to Mr. Gerardo Millán-Ramos, U.S. Environmental Protection Agency (EPA) Site Assessment Manager, and Ms. Patricia DeRosa, Connecticut Department of Environmental Protection. One copy of the Trip Report will be forwarded to the property owner by way of the EPA Site Assessment Manager.

Please contact the undersigned at (978) 552-2100 if you have any questions regarding the contents of this report.

Very truly yours,

WESTON SOLUTIONS, INC.
Region I START III

Gerald Hornok
Site Leader

John F. Kelly
Project Leader/Deputy Program Manager

GH:gh

Enclosure

cc: G. Millán-Ramos (EPA Site Assessment Manager/COR) w/o enclosure

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Weston Solutions, Inc.
Federal Programs Division
3 Riverside Drive
Andover, Massachusetts 01810
978-552-2100 - Fax 978-689-2794

SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM
EPA CONTRACT EP-W-05-042

6 April 2007
20114-021-998-0213-40
DC No. A-6247

Ms. Patricia DeRosa
Connecticut Department of Environmental Protection
Bureau of Waste Management
Remediation Division
79 Elm Street
Hartford, CT 06106-5127

Subject: Trip Report
Marino Property
Middletown, Connecticut
CERCLIS No. CTD062199369
State ID No. 950
TDD No. 06-07-0002

Dear Ms. DeRosa:

Please find enclosed one copy of the Trip Report regarding the Marino Property located in Middletown, Connecticut. This Trip Report summarizes the site conditions noted by Weston Solutions, Inc. Superfund Technical Assessment and Response Team III (START) personnel during an on-site reconnaissance conducted on 22 February 2007.

Please contact the undersigned at (978) 552-2100 if you have any questions regarding the contents of this report.

Very truly yours,

WESTON SOLUTIONS, INC.
Region I START III


Gerald Hornok
Site Leader


John F. Kelly
Project Leader/Deputy Program Manager

GH:gh

Enclosure

cc: G. Millán-Ramos (EPA Site Assessment Manager/COR) w/o enclosure

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**TRIP REPORT
FOR
MARINO PROPERTY
SITE REASSESSMENT
MIDDLETOWN, CONNECTICUT**

Prepared For:
U.S. Environmental Protection Agency
Region I
Office of Site Remediation and Restoration
1 Congress Street, Suite 1100
Boston, MA 02114-2023

CONTRACT NO. EP-W-05-042

CERCLIS NO. CTD062199369
STATE ID NO. 950
TDD NO. 06-07-0002
TASK NO. 0213
DC NO. A-6247

Submitted By:
Weston Solutions, Inc.
Region I
Superfund Technical Assessment and Response Team III (START)
3 Riverside Drive
Andover, MA 01810

6 April 2007

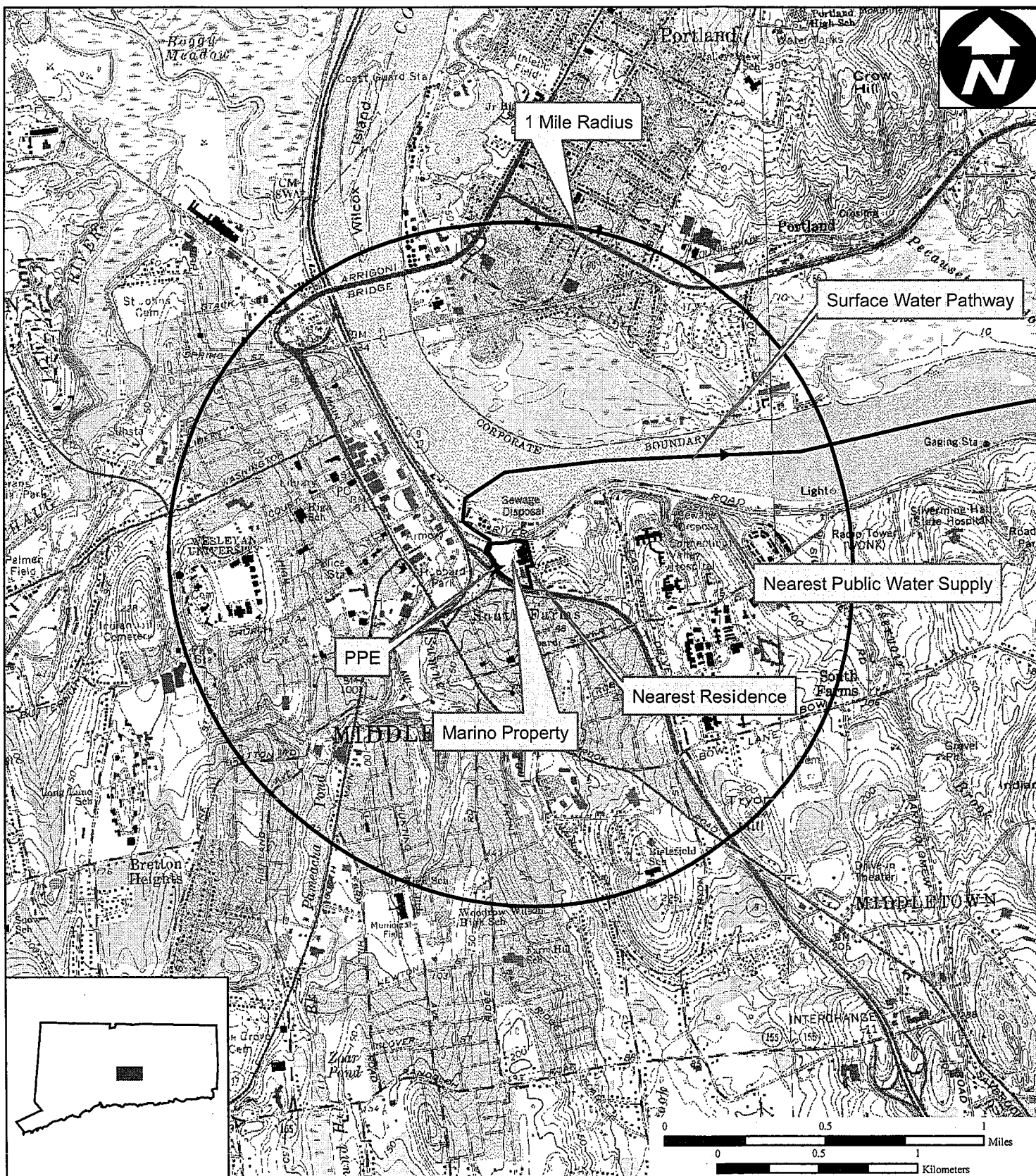


Figure 1

Site Location Map

Marino Property
50 Walnut Street
Middletown, Connecticut

EPA Region I
Superfund Technical Assessment and
Response Team (START) III
Contract No. EP-W-05-042

TDD Number: 06-07-0002
Created by: G. HORNOK
Created on: 8 MARCH 2007
Modified by: G. HORNOK
Modified on: 9 MARCH 2007

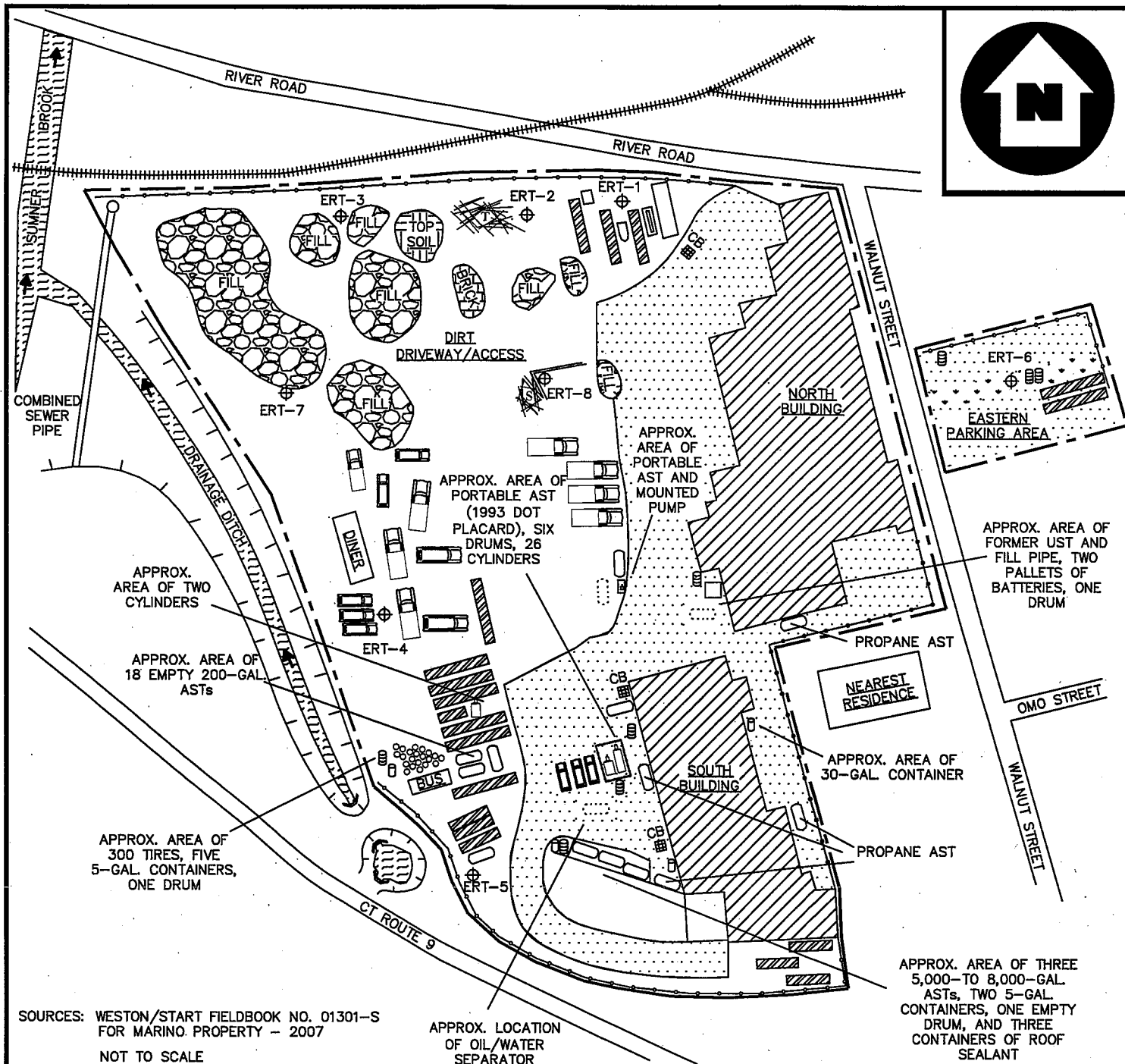
Data Sources:

Topos: MicroPath/USGS
Quadrangle Name(s): Middle Haddam, Middletown
All other data: START



Restoring Resource Efficiency

E:\Ct_gis\Marino Property\MXD\Fig 1.mxd



LEGEND			
CYLINDERS	MISC. FILL MATERIAL	PILE - TIMBER	PAVED AREA
TRAILER	TOP SOIL	PILE - STEEL	GRASS AREA
TRUCK/CAR	PILE OF BRICK	UNDERGROUND STORAGE TANK (UST)	SLOPE
DRUM/CONTAINER	ABOVEGROUND STORAGE TANK (AST)	USED TIRE PILE	PROPERTY LINE
DRAINAGE DITCH			FENCE
			RAILROAD
			MONITORING WELL (SCREENED IN OVERBURDEN)

SITE SKETCH
MARINO PROPERTY
50 WALNUT STREET
MIDDLETOWN, CT



REGION I SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM

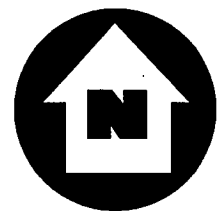
TDD #
06-07-0002

DRAWN BY:
G. HORNOK

DATE
3/28/2007

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FIGURE 2



APPROX. AREA OF TWO BAGS OF FERTILIZER, TWO BAGS OF HERBICIDE, SPRAY CANS, THREE 5-GAL. HYDRAULIC FLUID, 30-GAL. CONTAINER OF UNKNOWN

APPROX. AREA OF ENGINE STORAGE AND OIL STAINING

APPROX. AREA OF TWO CYLINDERS, THREE 5-GAL. CRYSTAL CLEAR, FOUR 5-GAL. HARRIS SUPER X VOC FORM RELEASE AGENT

APPROX. AREA OF 25 5-GAL. 5% SILICA WATER REPELLANT, 18 CRYSTAL CLEAR SEALER, SIX 5-GAL. TREMCO TREMPROOF SEALANT, EIGHT 5-GAL. CAULKING COMPOUND, SIX 5-GAL. UNKNOWN LABELED "V-500" AND THREE 5-GAL. PLASTIC ROOF CEMENT

1-GAL. POLYURETHANE

FRONT END LOADER

APPROX. AREA OF ONE 1-GAL. DX394 1.4 LOW VOC CLEANER, ONE 1-GAL. MURIATIC ACID, ONE 1-GAL. STOP AND SHOP UNKNOWN, ONE 1-LITER CAMPING FUEL, ONE 1-GAL. DUPONT 227, ONE 5-GAL. FINE LINE WAX AND GREASE REMOVER, SPRAY CANS AND CAULKING

275-GAL. AST (OIL TANK)

START DID NOT ENTER AREA

MULCH SEAL

TWO 55-GAL. DRUMS CONTAINING HYDRAULIC FLUID

SAND
FINAL PHAZE (SECOND FLOOR)

BOBCAT

APPROX. AREA OF TWO PALLETS OF ICE MELT

SOURCES: WESTON/START FIELDBOOK NO. 01301-S FOR MARINO PROPERTY - 2007
NOT TO SCALE

LEGEND

TRUCK/CAR CONTAINER CYLINDER OIL STAIN ABOVEGROUND STORAGE TANK (AST) DRUM PALLET SAND

SOUTH BUILDING
MARINO PROPERTY
50 WALNUT STREET
MIDDLETOWN, CT



REGION I SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM

TDD #
06-07-0002

DRAWN BY:
G. HORNOK

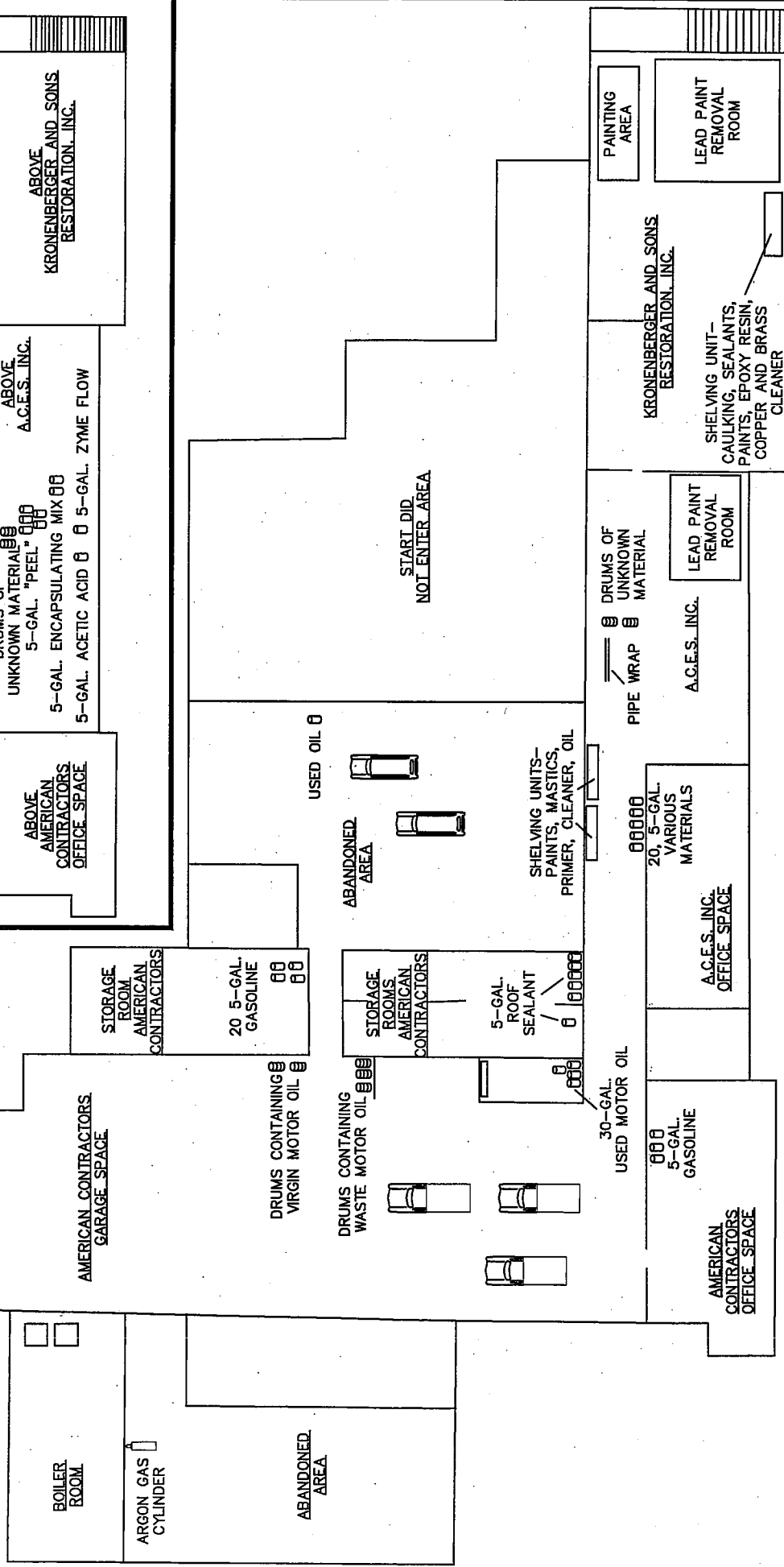
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Figure_3_South_Building

FIGURE 3

FIRST FLOOR

SECOND FLOOR



NOT TO SCALE

LEGEND

- AUTOMOBILE
- DRUM
- CONTAINER
- CYLINDER

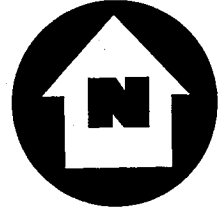
NORTH BUILDING
MARINO PROPERTY
50 WALNUT STREET
MIDDLETOWN, CT



REGION I SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM

TDD # 06-07-0002
 DRAWN BY: G. HORNOK
 DATE 3/28/2007

FILE NAME: S:\06070002\Figures & Maps\ Figure_4_North_Building
 FIGURE 4



TRIP REPORT

Personnel Performing Inspection

<u>Agency/Organization</u>	<u>Names</u>	<u>Program</u>
(✓) EPA Region I:	Gerardo Millán-Ramos	EPA*
(✓) EPA Region I Contractor:	Gerald Hornok John F. Kelly	START** START

() State:

() Other:

* U.S. Environmental Protection Agency Region I (EPA).

** Weston Solutions, Inc. Superfund Technical Assessment and Response Team III (START).

Site Ownership-Current Owner

Name: American Contractors, LLC	Telephone: (860) 346-7410
Contact: J.R. Marino	
Address: 50 Walnut Street Middletown, CT 06457	

On-Site Sampling Trip: Brief Chronology

Details of the site visit are included in the site observations/concerns section.

On-site Reconnaissance: 22 February 2007

0910 hrs Weston Solutions, Inc. Superfund Technical Assessment and Response Team III (START) personnel Mr. Gerald Hornok and Mr. John Kelly, and U.S. Environmental Protection Agency Region I (EPA) Site Assessment Manager (SAM) Mr. Gerardo Millán-Ramos arrived at the Marino Property located at 50 Walnut Street, Middletown, Connecticut.

0925 hrs START personnel completed calibration checks on a TVA-1000B [combined photoionization detector (PID) and flame ionization detector (FID)], MultiRAE Plus [carbon monoxide (CO), lower explosive limit (LEL), oxygen (O₂), volatile organic compound (VOC), and hydrogen sulfide (H₂S) meter], and gamma radiation detector, and documented ambient background conditions.

0930 hrs Mr. Kelly, START Site Health and Safety Coordinator (SHSC), conducted a health and safety meeting, and START personnel reviewed and signed the site-specific health and safety plan.

0940 hrs START personnel, EPA SAM Mr. Millán-Ramos, and Mr. J.R. Marino began on-site reconnaissance activities in the South Building, located in the southeastern portion of the Marino Property.

TRIP REPORT

On-Site Sampling Trip: Brief Chronology (Concluded)

1040 hrs	START personnel, EPA SAM Mr. Millán-Ramos, and Mr. Marino continued on-site reconnaissance activities in the North Building, located in the northeastern portion of the Marino Property.
1200 hrs	EPA SAM Mr. Gerardo Millán-Ramos departed the property. START personnel continued reconnaissance activities on the remaining exterior portions of the property.
1230 hrs	START personnel departed the site.
1330 hrs	START personnel returned to the site and continued reconnaissance activities on the exterior portion of the site.
1635 hrs	START personnel Mr. Hornok and Mr. Kelly completed the on-site reconnaissance and departed the Marino Property.
1640 hrs	START personnel met with Mr. Marino to let him know that START had finished the reconnaissance and was departing the site.

Site Characteristics Quantities/Extent/Details

(✓) **Cylinders:** START personnel observed 31 cylinders throughout the property. A fenced area located to the west of the South Building contained 24 cylinders, which appeared to contain propane (20-pound/5-gallon cylinders), as well as two larger, unmarked cylinders. Two additional unmarked cylinders were located in the western area of the property beneath a parked trailer. Two unmarked cylinders were located in the South Building, along the western wall. One additional cylinder, labeled as containing Argon gas, was observed in the southern vacant area of the North Building.

(✓) **Drums:** START personnel observed over 20 55-gallon steel drums throughout the property. Six drums of unknown contents were observed along the western exterior wall of the South Building, one of which was bulging but did not appear to be leaking. A drum, which appeared to be empty, was observed in the southern portion of the property. An additional drum of unknown contents was observed on the southwestern edge of the property, adjacent to a pile of tires. Another drum of unknown contents was observed along the exterior southwestern wall of the North Building. Two drums, labeled as containing transmission fluid, were observed on the second floor of the South Building. START personnel observed nine drums within the North Building. Of the nine drums in the North Building, five drums were observed in the area operated by American Contractors, LLC. According to the Mr. Marino, three of the drums contained waste oil and two contained virgin motor oil. Two drums of unknown material were observed on the first floor of the North Building in the area operated by ACES. According to the ACES representative, these drums were within the area prior to ACES leasing the space approximately 10 years ago. Two additional drums of unknown material were observed on the second floor in the storage area containing materials belonging to ACES.

TRIP REPORT

Site Characteristics Quantities/Extent/Details (Continued)

() Lagoons:

(✓) Tanks: **(✓) Aboveground:** START personnel observed 29 ASTs throughout the property. Four propane ASTs of various volumes were observed along the exterior of the North and South Buildings. START observed 18 approximately 200-gallon ASTs, which appeared to be empty, staged in the western portion of the property. START was informed that the 18 empty ASTs were the property of Mulch Seal. One portable stainless steel AST, mounted on a construction trailer, was located adjacent to monitoring well ERT-5. One portable fuel AST, with attached containment basin, was located in the central portion of the property and appeared to be used for refueling construction vehicles. One portable fuel AST, with attached containment basin and red 1993 Department of Transportation (DOT) placard, was located along the western wall of the South Building. Three estimated 5,000- to 8,000-gallon ASTs, belonging to Mulch Seal and containing blacktop sealant material, were located in the southern portion of the property. One additional 275-gallon AST containing heating oil was observed in the southwestern corner of the South Building.

(✓) Below ground: One fill pipe was observed along the southwestern side of the North Building. Previous investigations at the Marino Property indicated the presence of two underground storage tanks (USTs). START could not confirm whether the fill pipe was attached to an intact UST. START also observed a gasoline pump mounted on a concrete pad in the central portion of the property. START could not determine whether there was an UST attached to this pump.

(✓) Asbestos: START observed overhead pipes within the North Building (ACES area) with pipe wrap of an unknown material, possibly asbestos containing material (ACM). In addition, START personnel observed an open flat-bed trailer, covered by a tarp and located along the western side of the North Building, that contained waste materials wrapped in plastic sheeting and sealed with tape. START suspects that the material may contain ACM, as one tenant (ACES) in the North Building performs asbestos removal/abatement operations. The ACES representative stated that no asbestos materials were brought back to the property. START could not confirm whether either areas of concern contained asbestos.

(✓) Piles: START personnel observed 13 piles throughout the property. Eight piles of concrete debris, rock, gravel, and sand fill material were observed in the northern portion of the property. The largest of these eight piles, located in the northwest corner of the property, was estimated by START to be 50 feet wide by 150 feet long and 20 feet high [150,000 cubic feet (ft³)]. Additionally, START personnel observed one conical pile of topsoil with an estimated diameter of 25 feet and an estimated height of 15 feet (2,500 ft³). START personnel also observed one conical pile of bricks, in the north-central portion of the property, which is estimated by START to have a diameter of 15 feet and a height of 5 feet (300 ft³). One pile of timber was observed in the north-central portion of the property, and is estimated by START to be 50 feet long by 20 feet wide and 5 feet high (5,000 ft³). START personnel observed one pile of steel I-beams (10 beams estimated by START to be 15 feet long) located to the west of monitoring well ERT-8. An additional pile containing approximately 300 tires was observed in the west-central portion of the property.

() Stained Soil:

TRIP REPORT

Site Characteristics Quantities/Extent/Details (Concluded)

(✓) **Sheens:** START personnel observed what appeared to be a petroleum sheen flowing northward from the area of the southeastern garage door of the North Building to a storm drain located in the northeastern portion of the property. START also observed what appeared to be petroleum sheens originating from various locations within the dirt driveway/access to the west of the North Building.

() **Stressed Vegetation:**

(✓) **Landfill:** START personnel observed the western portion of the property, which was formerly used as a landfill. Previous investigations have confirmed the presence of buried drums and containers. The top of the landfill area was flat, with no obvious exposed waste. START noted that the property slopes steeply along the western property boundary to a drainage ditch. Along the slope, START observed exposed waste material. START could not confirm whether the landfill had been capped.

() **Leachate seeps:**

(✓) **Population in Vicinity:** Currently, there are approximately 20 people employed on the Marino Property.

(✓) **Distance to nearest residence:** The nearest residence is located adjacent to the Marino property at 45 Walnut Street, approximately 100 feet east of the South Building.

(✓) **Land use:** () **Industrial** (✓) **Commercial** () **Residential**
 () **Rural** () **Agricultural**

(✓) **Wells:** () **Drinking:**

(✓) **Monitoring:** START observed eight stickup monitoring wells (ERT-1 through ERT-8) throughout the property. The monitoring wells were installed by the EPA Environmental Response Team (ERT) during March 2000 in the overburden aquifer. All the monitoring wells were observed to have steel outer casings, and were locked with padlocks. Two wells, ERT-2 and ERT-3, had broken caps that no longer provide an adequate locking mechanism. Three monitoring wells (ERT-1 through ERT-3) were observed along the northern property boundary within 20 feet of the fence line. Monitoring well ERT-4 was observed along the western boundary of the property among parked vehicles. Monitoring well ERT-5 was observed in the southwestern portion of the property and was surrounded by concrete barriers. Monitoring well ERT-6 was observed in the eastern parking area, across Walnut Street from the North Building. Monitoring well ERT-7 was observed along the northwestern property boundary, adjacent to a pile of fill material. Monitoring well ERT-8 was observed in the central portion of the property, surrounded on two sides by concrete barriers. According to the property owner, the wells have not been sampled since March 2000.

(✓) **Other:** A total of nine 30-gallon containers were observed throughout the property. The 30-gallon containers appeared in various stages of decay. The contents of the 30-gallon containers are unknown to START. In addition, START personnel observed approximately 70 containers of varying sizes and contents located throughout the property, belonging to various owners. Along the southwestern exterior wall of the North Building, START observed two pallets of lead acid batteries. Adjacent to the entrance used by Mulch Seal, START observed a catchbasin, which reportedly is piped to an underground oil/water separator.

TRIP REPORT

On-site/Off-site Receptors Comments/Details

- (✓) **Drinking Water** (✓) **Private:** According to U.S. CENTRACTS data, an estimated 45 people are served by private drinking water supply wells within 1 radial mile of the Marino Property.
- (✓) **Municipal:** The nearest public drinking water supply well is the John S. Roth Well No. 3, located in Middletown, CT, which is operated by the Middletown Water Department. John S. Roth Well No. 3 is located approximately 0.6 miles northeast of the Marino Property and is blended with other drinking water supply wells to serve an estimated 42,000 people. The property is located within a half mile of the John S. Roth Wellfield Source Water Protection Area (SWPA) (ID# 83001).
- (✓) **Groundwater:** The depth to groundwater was recorded by START personnel during the on-site reconnaissance and ranged between 11 and 18 feet below the top of the outer casing.
- (✓) **Unrestricted Access:** Pedestrian access to the Marino Property is unrestricted from River Road and the western property boundary. The fence is discontinuous at the northwestern corner of the property at the entrance to the parking area and in the western boundary along the drainage ditch.
- (✓) **Population in Proximity:** According to U.S. CENTRACTS data, an estimated 1,094 people live within 0.25 radial miles of the Marino Property, and an estimated 6,663 people reside within 1 radial mile of the property.
- (✓) **Sensitive Ecosystem:** An estimated 2.7 acres and 66.1 acres of wetlands exist within 0.25 and 1 radial miles of the Marino Property, respectively. One Clean Water Act (CWA)-protected water body, 3.74 miles of wetland frontage, eight State-listed endangered species habitats, and one fishery exist along the 15-mile downstream surface water pathway.
- (✓) **Other:** There are no known schools or daycare centers located within 200 feet of the Marino Property.

TRIP REPORT

Site Observations/Concerns

Initial On-site Reconnaissance: 22 February 2007

On 22 February 2007, as part of a Site Reassessment (SR), START personnel conducted an on-site reconnaissance of the Marino Property. START personnel, EPA SAM Mr. Millán Ramos, and Mr. Marino toured the two on-site buildings (North and South Building) as well as sections of the exterior portion of the property. The property owner, Mr. Marino, informed START that his business, American Contractors LLC, operates on the property, and that the remaining space is rented to various businesses and private citizens.

START personnel observed the former landfill area on the western portion of the property. There was no evidence of current disposal activities. START could not determine the exact extent of the former landfill but observed the presence of a steep slope at the western boundary of the property. The top of the former landfill is flat. Based on observations made during the reconnaissance, groundwater appears to flow east to west through the landfill area, emptying into the drainage ditch along the side of the property (see Figure 2).

START personnel observed eight monitoring wells throughout the property. Monitoring wells ERT-1, ERT-2, and ERT-3 are located along the northern property boundary among piles of brick, timber, topsoil, and fill material. In the central portion of the property, START observed monitoring well ERT-7, which was surrounded by large concrete pipe structures. To the east of monitoring well ERT-7, across a dirt access roadway, start observed monitoring well ERT-8, which was surrounded by a concrete barrier, a pile of steel beams, and a pile of fill material. Monitoring well ERT-4 was observed to the south of monitoring well ERT-7, among several abandoned vehicles. Monitoring well ERT-5 was observed to the south of monitoring well ERT-4, adjacent to a trailer-mounted AST and surrounded by a concrete barrier. Monitoring well ERT-6 was observed in the eastern portion of the property, in a parking area east of Walnut Street.

Along the northern border of the property, START personnel observed three truck trailers, a boat, a billboard sign, a mobile home, and a truck-mounted refrigerator. At the entrance to the parking area, START observed a petroleum sheen on water flowing into a storm drain. The water with the sheen was observed by START to originate near the garage door on the southwestern corner of the North Building, and flowed north along the parking area. To the west of the storm drain, START personnel also observed piles of brick, timber, topsoil, and fill containing concrete debris, rock, gravel and sand material. These piles continued to the northwestern corner of the property. At the northwest corner of property, behind the largest fill pile, START observed an extended manhole accessway to a 3-foot-diameter combined sewer pipe extending from the corner of the property to the southwest. The pipe appeared to continue to the northeast, connecting to the sewage pumping station located across from the site on River Road. The combined sewer pipe crossed the drainage ditch along the western edge of the property, and a makeshift tarp tent was observed constructed below the pipe where the two meet. This tent appeared to have been formerly used by a homeless person. To the west of the manhole, START personnel observed the location where the drainage ditch discharges to Sumner Brook (see Figure 2).

TRIP REPORT

Site Observations/Concerns

To the south of monitoring well ERT-8, START observed construction equipment and trucks, a portable AST, and a gasoline pump mounted on a concrete slab. START could not determine whether the AST contained liquid and whether the gas pump was operational (see Figure 2).

To the south of ERT-7, START observed numerous abandoned vehicles, a former diner building, and trailers of various length and size. START personnel observed two cylinders (contents unknown) beneath a trailer to the south of monitoring well ERT-4. To the west of the trailers, START personnel observed approximately 300 tires, a 55-gallon steel drum (contents unknown), and several five 5-gallon buckets (contents unknown). To the west of the drum, START observed a steep embankment which leads to the drainage ditch. The drainage ditch begins along the southwestern portion of the property, where a pipe discharges to a sump, which in turn discharges to the drainage ditch flowing along Route 9. The drainage ditch extends north-northwest to Sumner Brook (see Figure 2).

To the southeast of the tire pile, START personnel observed three trailers, a small camper, 18 200-gallon ASTs, and a bus. The ASTs appeared to be empty; and according to Mr. Marino, they belonged to Mulch Seal. Within the bus, START personnel observed five 30-gallon plastic containers of Plasdene-K29/32, five 5-gallon buckets of unknown material, and miscellaneous construction debris (see Figure 2).

To the south of the bus, adjacent to monitoring well ERT-5, START observed a large stainless steel AST mounted on a flatbed construction trailer. According to Mr. Marino, the AST had not been used by its owner, Mulch Seal (see Figure 2).

Along the exterior western wall of the South Building, START observed a portable AST with attached containment basin and an attached DOT placard (1993). START observed three 55-gallon steel drums staged on a pallet, two of which were full with an unknown liquid. START personnel observed a fenced area, which was secured with a chain and lock, containing 24 20-pound/5-gallon propane cylinders and two larger propane cylinders, three unmarked 55-gallon steel drums (contents and volume unknown), and a 500-gallon propane tank. Adjacent to the South Building entrance used by Mulch Seal, START personnel observed three 1-gallon cans of crack sealant, one 500-gallon propane tank, three 5,000- to 8,000-gallon ASTs surrounded by a containment basin, one 55-gallon steel drum (empty and without a cover), and two 5-gallon buckets. According to the property owner, the catchbasin in this area is piped to an underground oil/water separator (see Figure 2).

Along the southwestern wall of the North Building, START observed a tarp-covered trailer which contained potential ACM wrapped in plastic sheeting and sealed with tape, one 55-gallon steel drum (contents and volume unknown), two pallets of lead/acid batteries, and a steel housing which enclosed a fill pipe for a UST. START personnel could not verify the size or contents of the UST or whether it was still operational (see Figure 2).

Along the south wall of the North Building, START observed a propane tank which appeared to be in use. Along the eastern wall of the South Building, START personnel observed a 30-gallon container with unknown contents (see Figure 2).

TRIP REPORT

Site Observations/Concerns

To the east of the North Building, east of Walnut Street, START personnel observed a paved parking area, owned by Mr. J.R. Marino, containing three 55-gallon steel drums, one of which was full of an unknown material while the other two were empty. According to Mr. Marino, the full drum was dropped off illegally on the property. START personnel observed monitoring well ERT-6 in the middle of the parking area (see Figure 2).

The South Building is a two-story brick-and-concrete block building built into a hill on the southern end, with secured entrances on the north, west, and south walls. The central portion of the South Building contains two stories, while the south and north portions are one story tall. The entire southern portion of the South Building is occupied by Final Phaze. The central portion of the first floor is occupied by Mulch Seal, and the northern portion of the first floor by two private citizens. The central section of the second floor is unoccupied. The North Building is a two-story brick building occupied by three businesses: KSR (northern portion), ACES (central portion), and American Contractors LLC (southwestern portion). The second floor of the North Building is used for storage.

The northern portion of the South Building contained six rooms and one large warehouse area. START personnel observed four rooms located in the northwest portion of the building, containing air conditioning units, hay, and a vehicle engine. One of the rooms was a bathroom which did not appear operational. Two bathrooms were observed along the eastern wall, one of which contained a 1-gallon container of polyurethane. The warehouse area is used for storage of miscellaneous household, construction, landscaping, and automotive materials. START estimated the warehouse area to measure roughly 125 feet long by 75 feet wide. The warehouse area was divided by a fence, creating a room which contained a bus, two vehicles, and a front end loader belonging to Mr. Marino. According to Mr. Marino, the northwestern portion of the South Building is rented by a private tenant for storage purposes. START personnel observed various spray cans (WD-40, Gum Out, and paint), two bags of fertilizer (40% sulfur coated urea with iron), two bags of herbicide (Lebanon Treflan* 5G), a 30-gallon container of an unknown liquid, and three 5-gallon buckets labeled as hydraulic fluid. START personnel observed evidence of oil staining in the area (see Figure 3).

START personnel observed oil staining on the ground beneath several vehicle engines located along the eastern wall of the warehouse area. Adjacent to the engines, START observed a ventilated hood area formerly used for painting (see Figure 3).

According to Mr. Marino, the southern section of the warehouse area is rented by a tenant who performs concrete work. START personnel observed five vehicles throughout the southern portion of the South Building. Adjacent to the paint room, START personnel observed three 5-gallon buckets of Crystal Clear sealer produced by the Charger Corporation DOT placard – Flammable 3, two unmarked cylinders, and four 5-gallon buckets of Harris Super X Volatile Organic Compound (VOC) Form Release Agent. In the central section of the southern portion of the warehouse area, START personnel observed 25 5-gallon 5% Silica water repellent, 18 5-gallon buckets of Crystal Clear sealer produced by the Charger Corporation, six 5-gallon buckets of Tremco Tremproof sealant, eight 5-gallon buckets of caulking compound, six 5-gallon buckets of an unknown compound labeled V-500, and three 5-gallon buckets of plastic roof

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cement. START personnel also observed one 275-gallon oil AST, presumably used for heating oil storage. In the southeastern portion of the storage area, START observed cans of spray paint, tubes of caulking, one 1-gallon container of DX394 1.4 low VOC cleaner, one 1-gallon glass container of muriatic acid (half full), one container of DuPont 227, one 5-gallon container of Fine Line wax and grease remover, one 1-liter container of camping fuel, and one 1-gallon plastic Stop and Shop container with unknown contents (see Figure 3).

The first floor of the central portion of the South Building was investigated from the outside, as the area was locked and secured with an alarm. According to Mr. Marino, the area and adjacent exterior portion of the central section is occupied by Mulch Seal, an asphalt sealant company. Through a window, START observed three tanker trucks used by the Mulch Seal operation (see Figure 3).

The southern portion of the South Building, which is an elevated one-story structure, is operated by Final Phaze. START personnel observed lawn equipment, a Bobcat, two pallets of ice melt, two 55-gallon steel drums of transmission fluid, miscellaneous containers (hydraulic fluid, joint compound, and gas can), two 5-gallon buckets with an unknown black liquid (likely waste oil), and a pile of sand. Air monitoring in the room indicated elevated readings of carbon monoxide (11 units above background), likely due to use of the Bobcat in the enclosed area (see Figure 3).

The north portion of the North Building is occupied by KSR. START personnel were informed that the company is involved in the restoration and preservation of period structures from residential, commercial, or municipal buildings. The company's main office is located on 80 East Main Street in Middletown, CT, and the company rents the space from Mr. Marino to conduct window restoration operations. Lead paint removal is performed in a dedicated room under negative pressure with HEPA filter vacuums and external exhaust. START personnel observed four employees, one of whom was painting wooden window pieces. Air monitoring in the painting area indicated elevated readings on the PID of 15 parts per million (ppm). START personnel observed caulking compound, sealants, paints, epoxy resin, and copper and brass cleaner on a shelf in the area. START personnel observed that the second floor space above KSR was empty (see Figure 4). The KSR office manager provided START with a list of chemicals used for their operation on the property; this list is included as Appendix A of this report [Inventory of Chemicals Used by Kronenberger and Sons Restoration, Inc. on the Marino Property].

The east-central portion of the North Building is occupied by ACES, which performs asbestos and lead paint removal/abatement. START was informed by the Operations Manager, Stanley Stachura, Jr., that some lead removal operations are done on the premises in a dedicated room with a negative pressure HEPA vacuum system. According to Mr. Stachura, the chemicals stored on the property consist of solvents for paint removal, encapsulating and barrier paints, mastics, and household paints. START personnel observed two 55-gallon steel drums of unknown contents, 20 5-gallon buckets of various materials, containers with materials for automotive maintenance (oil and windshield washer fluid), containers of materials used in asbestos and lead paint removal (primer, cleaner, mastic, and paint), and one bottle of insecticide. According to Mr. Stachura, the drums were in the space prior to ACES's occupying

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the building approximately 10 years earlier. Above the drums, START personnel observed pipe wrapping suspected to be ACM; however, START could not confirm the material contained in the pipe wrap. START personnel observed that the second floor above ACES contained two 55-gallon steel drums (partially full) with unknown contents, five 5-gallon buckets with "Peel" hand written on the lid, one 5-gallon container of Acetic Acid, one 5-gallon container of Zyme Flow, and two 5-gallon containers of encapsulating mix. The remainder of the space was occupied by materials presumably used in the asbestos and lead removal operation (see Figure 4). The ACES operations manager provided START with a list of chemicals used for their operation on the property; this list is included as Appendix B of this report [Inventory of Chemicals Used by A.C.E.S., Inc. on the Marino Property].

The southern portion of the North Building is occupied by American Contractors LLC, the company operated by Mr. Marino. The area contains a large garage area with attached storage rooms and an office area. START personnel observed three 5-gallon gasoline fuel cans in the office area where air monitoring on the FID ranged between 30 and 40 ppm. Within the garage area, START personnel observed one employee in the process of cleaning engine parts in a vat presumably containing gasoline. Air monitoring equipment readings ranged between 40 and 50 ppm on the FID within this area. Portions of the floor had staining indicative of spilled oil. Attached to the large garage area, START personnel observed five storage rooms. Within the storage rooms, START personnel observed two 55-gallon steel drums containing virgin motor oil, three 55-gallon steel drums containing waste motor oil, six 5-gallon buckets of roof sealant, and roughly 20 gasoline fuel containers (contents unknown) (see Figure 4).

In the North Building, to the north of American Contractors LLC, START observed an area once occupied by a tenant who is currently being evicted. START observed one open-top container/tray which appeared to contain waste motor oil. To the south of American Contractors LLC, START observed a vacated area containing one cylinder estimated by START to be 8-inches in diameter and 48 inches high, and labeled as containing Argon gas (see Figure 4).

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Affiliation: Weston Solutions, Inc., START III
Date: 6 April 2007

Appendix A

Inventory of Chemicals Used by Kronenberger and Sons Restoration, Inc. on the Marino Property

Inventory of Chemicals Used by Kronenberger and Sons, Inc.
on the Marino Property

Product Name	Category
Benjamin Moore and Co. Moorgard Latex House Paint	Latex Paint
Pratt and Lambert Enducryl	Acrylic Paint
Pratt and Lambert Enamel Alkyd Gloss White	Enamel Paint
KS Wood Surfaces Stripper	Wood Stripper
Acetone	
Silicone Spray Lubricant	Lubricant
Elmer's Probond Exterior Wood Glue	Adhesive
FIX Professional Wood Filler	Filler
ZRC 221	Zinc Galvanizing Compound
Sure Klean Weather Seal Natural Stone Treatment	Stone Water Repellant
DAP FireStop Sealant	Silicone Sealant
Alex Plus Clear	Acrylic Latex Caulk
Alex Painters Acrylic Latex Caulk	Acrylic Latex Caulk
DAPtex Latex Insulating Foam Sealant	Insulating Foam
DAP Easy Solutions Door & Window Caulk	Acrylic Latex Caulk
Phenoseal Does It Clear	Latex Caulk
Phenoseal Does It All Low VOC Translucent	Vinyl Adhesive Caulk
5F5 Paint and Varnish Remover	Paint/Stain Remover
Fast Orange Wipes	Cleaner
B-I-N Primer Sealer	Primer/Sealer
Ready Patch	Spackling and Patching Compound
Cover Stain	Oil-based Primer/Sealer
CWF-UV	Exterior Wood Finish
Mp-0911 Speedy Metal Primer	Rust Inhibitive Primer
Krylon Quick Dry Alkyd Enamel	Enamel Paint
Synco Super Lube Grease	Lubricant
Sonolastic NP1	Polyurethane Sealant
Thin-X Latex Paint Thinner	Paint Thinner
VM & P Naphtha	Hydrocarbon Solvent
Wood Dust	
Benjamin Moore and Co. Fresh Start All Purpose 100% Acrylic Primer	Primer/Sealer
Color Putty Nailhole Filler	Filler
Contact Cement	Adhesive
Rust Destroyer 999 Alkyd Emulsion Base Primer	Primer/Sealer
Sherwin Williams ACE Rust Stop-1	Paint
Lightweight Body Filler	Filler
Elmer's Carpenters Wood Glue	Adhesive
DAP '33' Glazing Compound	Glazing Compound
Git-Rot Part "A"	Epoxy Resin
Minwax PreStain Wood Conditioner	Primer/Sealer
Minwax High Performance Wood Filler	Filler
WEST SYSTEM 410 Microlight	Filler
WEST SYSTEM 407 Low-Density Filler	Filler
WEST SYSTEM 406 Colloidal Silica	Epoxy Resin Additive
WEST SYSTEM 206 Slow Hardener	Epoxy Resin Additive
WEST SYSTEM 105 Epoxy Resin	Epoxy Resin
WEST SYSTEM 205 Fast Hardener	Epoxy Resin Additive
Denatured Alcohol	
Hydrochloric Acid	
Phenoseal Vinyl Adhesive Caulk 100 Series	Vinyl Adhesive Caulk
PL-200 Construction Adhesive	Adhesive

Inventory of Chemicals Used by Kronenberger and Sons, Inc.
on the Marino Property

<u>Product Name</u>	<u>Category</u>
Windex	Cleaner
Krylon Interior/Exterior Paint	Paint
Marvel Air Tool Oil	Lubricant
Rust Reformer	Primer/Sealer
Bleach	
Liquid Wrench Super Penetrant	Lubricant
Oops! Aerosol Spray	Cleaner
WD-40	Lubricant
Kilz	Primer/Sealer
DIRTEX Spray Cleaner	Cleaner
Silicone Industrial Sealant	Primer/Sealer
White Lightning Contact Trim Adhesive	Adhesive
3M Fire Barrier Watertight Sealant 3000 WT	Sealant
Olympic Penetrating Oil	Stain
Foamaway Carpet Defoamer	Additive
Murphy Oil Soap Liquid	Cleaner
Powers Powerfoam	Adhesive
Wil-Bond	Adhesive
Marine Penetrol	Additive
Sunnyside T.R.P.S.	Solvent
Distilled White Vinegar	
Klean Strip Japan Drier	Paint Additive
Takeoff 2000 Semi-paste Paint and Varnish Remover	Stripper
Takeoff Liquid Paint and Varnish Remover	Stripper
Citristrip	Stripper
Sunnyside Laquer Thinner	Paint Additive
Sunnyside Boiled Linseed Oil	Stain
Ultimate Midgloss	Acrylic Paint
Yellow Primer	Primer/Sealer
Superfinish Semi-gloss	Enamel Paint
Exterior Primer	Primer/Sealer
Ultimate Trim Enamel	Enamel Paint
Polyurethane HG Enamel	Paint
Winter Storm Ice Melter	Ice Melter
Soilax Bathroom Cleaner	Cleaner
Propane Fuel	Fuel
PC- Superepoxy, part A	Epoxy Resin
Bearing Lubricant	Lubricant
3-IN-ONE	Lubricant
Multipurpose Metal Polish	Polish
A-9 Aluminum Cutting Fluid	Cutting Oil
Famowood Wood Filler	Filler
RAID Wasp and Hornet Killer	Insecticide

Appendix B

Inventory of Chemicals Used by A.C.E.S., Inc. on the Marino Property

Inventory of Chemicals Used by A.C.E.S., Inc.
on the Marino Property

<u>Product Name</u>	<u>Category</u>
Fiberlock IAQ 6000	Mold Remediation
Fiberlock IAQ 6100	Mold Remediation
LBC Encapsulant	Lead Encapsulant
Chemsafe 100 Low Odor Mastic Remover	Petroleum Based Mastic/Glue Remover
Chemsafe Orange Cleaner	Citrus Mastic/Glue Remover
Chemsafe 400 Carpet Mastic Remover	Mastic/Glue Remover
Sentinel 747 Mastic Remover	Organic Mastic/Glue Remover
Wood Primer Latex Paint Exterior	Paint/Exterior
Sherwin Williams Interior Latex Paint	Paint/Interior
Behr Plus 10, Stucco Brick, Latex Primer	Primer
Peel Away 1	Lead Paint Remover
Sheet Rock Joint Compound	Joint Compound
Glidden Latex Paint	Latex Paint
Behr Latex Paint	Latex Paint
Pratt and Lambert Latex Paint	Latex Paint
567 Zalkyd Enamel Latex Paint	Latex Paint
Benjamin Moore Latex Paint	Latex Paint
Pratt and Lambert Oil-based Paint	Oil-based Paint
Lilz Oil-based Paint	Oil-based Paint
Krylon Oil-based Paint	Oil-based Paint
Ace Primer	Oil-based Primer
Minwax Stain	Stain
Odor Ban	Odor Remover
Pledge	Wood Polish
Windex	Window Cleaner
Peel Away Marine	Marine Grade Paint Remover
Ortho Hornet & Wasp Spray	Insecticide
Real Kill Ant & Roach Spray	Insecticide
Pro-force Floor Cleaner	Floor Cleaner
Spectracide Insect Control	Insecticide
Squeaky Wood and Floor Cleaner	Floor Cleaner
ZEP Driveway Concrete and Masonry Cleaner	Cleaner
Penetrol Paint Conditioner	Paint Additive
TSP Substitute	Surface Preparation
Kleen Strip	Paint/Stain Remover
Roof Cement Patch	Roof Cement Sealant